

**City of Evansville Plan Commission  
Regular Meeting  
Monday, February 6, 2017, 6:00 p.m.  
City Hall (Third Floor), 31 South Madison Street**

**MINUTES**

1. **Call to Order** at 6:02 pm.

2. **Roll Call:**

| <u>Members</u>            | <u>Present</u> | <u>Absent</u> | <u>Others Present</u>                     |
|---------------------------|----------------|---------------|---|
| Mayor Bill Hurtley        | P              |               | Community Development Dir. Jason Sergeant |
| Aldersperson Rick Cole    | P              |               | Applicant, Matt Brown, 685 Hillside Court |
| Aldersperson Josh Manring | P              |               | Applicant, Dave Olsen, Golf Aire Drive    |
| Bill Hammann              | P              |               |   |
| John Gishnock             | P              |               |   |
| Matt Eaton                | P              |               |   |
| Susan Becker              | P              |               |   |

3. **Approval of Agenda:** *Motion to approve the February 6, 2017 agenda by Manring, seconded by Cole. Approved unanimously.*

4. **Approval of Minutes:** *Motion to waive the reading of the minutes from the January 3, 2017 regular meeting and approve them as printed by Manring, seconded by Cole. Approved unanimously.*

5. **Civility Reminder.** Hurtley noted the City's commitment to civil discourse.

6. **Citizen appearances other than agenda items listed.** None

7. **New Business.**

a. **Public hearing and review of extraterritorial land division application for a certified survey map (CSM) to split parcel 6-20-162 located at 17226 W County Rd C in Union Township into two lots.**

i. **Initial staff and applicant comments** – Sergeant presented the staff report summarizing the intention of the land division is to comply with township requirements to build a new home on its own lot. Sergeant said the reason for extraterritorial review is to assure a conflicting land use or subdivision isn't being developed at a location and density not in keeping with City future land use goals. The future land use designation for this parcel is "Agricultural Preservation." This land division places the new home within and between existing developments, preserving all existing farmland.

ii. **Public hearing** – Hurtley opened the public hearing at 6:10pm, closing it at 6:11pm with no comments received.

iii. **Plan Commissioner questions and comments** – Commissioners discussed future land use plan and this proposals consistency with those plans.

iv. **Motion with conditions – Hamman made a motion that “The Plan Commission approves the application for a CSM for parcel #6-20-162 in the City’s extraterritorial review area subject to any conditions recommended by the Rock County Planning department and applicant constructs a residential home on the property,” seconded by Cole. Passed Unanimously.**

b. **Motion to recommend Common Council approval of Ordinance 2017-01, amending B3 Zoning District by Hammann, seconded by Cole. Passed Unanimously.**

c. **Motion to recommend Common Council approval of Ordinance 2017-02, amending B4 Zoning District by Manring, seconded by Cole. Passed Unanimously.**

d. **Motion to approve preliminary site plan concept for “Lot 3” on Brown School Road by Hammann, seconded by Cole. Passed Unanimously.**

e. **Discussion of upcoming Municipal and Zoning Code updates** – Sergeant indicated updates and additions of lighting, misc. business and residential updates, parking, ADUs will be coming forward. Commission would like to see a running list so priorities can be made.

## 8. Old Business

a. **Update on Building Inspector/Code Enforcement Position hiring process** – Sergeant said the application period is open for 9 more days and a few applicants have submitted resumes. Interviews will occur later in the month, with a transition expected around April 1<sup>st</sup>.

b. **Update on USPS Evansville Post Office relocation** – Sergeant explained no final decision has been made, but it is expected to be located on Water Street. Hurtley noted that several stakeholders involved in the process indicated Water Street will be the final location with a 4,798 Sq. Ft. building and 4 feet of fill brought in. Gishnock asked if further discussions would be possible with the USPS as the Water Street location presents many challenges. Commission discussed concerns with the lack of walkability, extra traffic, and dedicated truck route. Sergeant indicated he would reach out to the USPS for further discussion.

## 9. Monthly Reports

a. **Report from the Community Development Director.** None

i. **Report on permitting activity by Zoning Administrator.** None

ii. **Report on enforcement.** None

iii. **Other-** Sergeant informed commission he is working with a business looking for 10,000 sq. ft. warehouse, a large scale agriculture user, and a general auto oriented retail user for land and development.

b. **Report of the Evansville Historic Preservation Commission.** None

c. **Report on Common Council actions relating to Plan Commission recommendations.** None

d. **Report on Board of Appeals actions relating to zoning matters.** None

e. **Planning education/news:** Sergeant summarized the article, highlighting a possible future need to do some general education of the public with regard to zoning.

10. **Next Meeting: Committee discussed changing next meeting date to Monday, March 6, 2017 at 6pm.**

11. **Motion to Adjourn by Hammann, seconded by Cole**